

ORDINANCE NO. 20050512-058

AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO INCREASE BY APPROXIMATELY 138 ACRES THE BOUNDARIES OF THE PROJECT KNOWN AS PIONEER CROSSING PLANNED UNIT DEVELOPMENT PROJECT, AND REZONING THE 138 ACRES FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF PARMER LANE SOUTH OF GREGG LANE, EAST OF DESSAU ROAD, WEST AND NORTH OF CAMERON ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Pioneer Crossing planned unit development is comprised of approximately 1,410 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, and west and north of Cameron Road and more particularly described by metes and bounds in the Land Use Plan incorporated into Ordinance No. 970410-I.

PART 2. Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 970410-I as approximately 1,410 acres of land, and to change the base district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-96-0003, as follows:

A 138.669 acre tract of land, more or less, consisting of a 75.39 acre tract and a 63.279 acre tract out of the Mariquita Castro Survey No. 50, Abstract 160 in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

the 1,548 acres being generally known as the Pioneer Crossing planned unit development, ("Pioneer Crossing PUD") locally known as the property located in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, in the

City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 4. This ordinance, together with the attached Exhibits A through F, shall constitute the land use plan for the Pioneer Crossing planned unit development district ("PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Pioneer Crossing planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-96-0003. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the Pioneer Crossing PUD.

PART 5. Certain Terms Defined.

Area C means a 138.67 acre tract of land, more or less, described by metes and bounds and on the zoning map attached as Exhibit A.

Area B means a 332.72 acre tract of land, more or less, described by metes and bounds and on the zoning map attached as Exhibit A, less Area C.

Area A means a 1,410 acre tract of land, more or less, described by metes and bounds as Exhibit A of Ordinance No. 970410-I, less Area B.

PART 6. The attached exhibits on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-96-0003 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibits B, C, and D of Ordinance No. 970410-I are amended as shown on Exhibits B, C, and D, respectively, of this ordinance. The attached exhibits are as follows:

Exhibit A: Description of Area B (the additional 138.67 acres), Area C, and the zoning map showing Areas A, B, and C

Exhibit B: Amended Pioneer Crossing PUD land use plan

Exhibit B-1: Land Use Plan for Areas B & C

Exhibit C: Site Development Criteria and Land Use Summery (see Exhibit B)

Exhibit C-1: Site Development Criteria and Land Use Summery for Areas B& C

Exhibit C-2: Additional Site Development Regulations Applicable to Mixed Development Residential (a) and (b)

Exhibit D: Permitted Uses Table (see Exhibit B)

Exhibit D-1: Permitted Uses Table for Areas B & C

Exhibit E: Special Permitted Uses

Exhibit F: Hike and Bike Trail Plan for Areas B & C

PART 7. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

(A) The following regulations apply to Areas A, B, and C.

1. Green Building. All residential development shall comply with Austin Energy Green Building Program (GBP) for a minimum one-star rating. All commercial development shall comply with the GBP for a minimum one-star rating, or, shall be designed and built according to the US Green Building Council's Leadership in Energy and Environmental Design ("LEED™") Green Building Rating System, Certified Level. Certification from either the GBP or the LEED™ shall be met as specified by the version of the rating system current at the time of design.

2. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.

3. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

(B) The following regulations apply to Area C.

In accordance with the Austin Metropolitan Area Transportation Plan (AMATP) dedication of 114 feet of right-of-way for Gregg/Howard Lane must be completed at the earlier of the following:

1. Notification from the City of Austin or Travis County that final alignment design and right-of-way maps for Gregg/Howard Lane are complete and a legal description of the right-of-way is available; or

2. At the time of final plat for the property abutting the right-of-way.

(C) The following regulations apply to Areas B and C.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a turfgrass management plan for a golf course shall be submitted to the Watershed Protection and Development Review Department for review and approval.

2. Appendix A (*Off Street Parking and Loading Requirement*) of Chapter 25-6 of the City Code is modified to provide a five percent reduction in the parking requirement if an applicant for a non-residential use provides shower facilities. The parking requirement may not be reduced more than 15 spaces.

3. Ten foot reduction setback.

(a) For a single family residence with frontage on a street other than an arterial or collector street and with a garage at least 10 feet behind the building line of the residence, a 10 foot reduction in the minimum front setback is allowed. For a garage that faces the lot front yard, the width of the garage may not exceed 50 percent of the width of the front façade of the principal residence.

(b) If a garage does not face the lot front yard it may be located seven feet behind the building line and qualify for the 10 foot reduction.

4. This section applies to multifamily development. Appendix A, Part 2 (*Bicycles*) of Chapter 25-6 of the Code is modified to require a minimum bicycle parking requirement of five percent of required motor vehicle spaces. Fifty percent must be covered bicycle parking.

5. Appendix A, Schedule M (*Bicycle Facility Type Requirement*) of Chapter 25-6 of the City Code is modified to provide that bicycle facility type requirement for Category B and C is Type III.

6. The following applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to golf cart trails, and one roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- (D) The following applies to Parcels RA 3, 4, 5, 9, 10, 11, 12, 14, and 15 in Areas B and C.

Prior to the approval of a development application for a subdivision or site plan in a mixed development residential parcel, a land plan for the entire parcel must be submitted that identifies the areas that are:

1. platted and developed with land uses,
2. platted and undeveloped with proposed land uses, and
3. unplatted and undeveloped with proposed land uses.

The land plan must contain a site development table showing the acreage and proposed square footage for the areas under numbers 1, 2, and 3.

PART 8. This ordinance takes effect on May 23, 2005.

PASSED AND APPROVED

May 12, 2005

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§ _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

Exhibit A (part 1 of 2)

AREA C

BEING 63 279 acres of land out of the Mariguita Castro Survey in Travis County, Texas, and being all of that certain (63 305 Acre) tract conveyed to Connie Lorraine Sladek by deed recorded in Volume 10530, Page 671 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch iron pipe found in the south right-of-way line of Gregg Lane at the Northwest corner of that certain (63.305 Acre) tract conveyed to Connie Lorraine Sladek by deed recorded in Volume 10530, page 671 of the Real Property Records of Travis County, Texas, and being at the Northeast corner of that certain (10 Acre) tract of land conveyed to Citation Securities Corporation by deed recorded in Volume 12392, Page 1747 of the Real Property Records of Travis County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract of land,

THENCE with the south right-of-way line of Gregg Lane, the following three (3) courses

- 1) South 59 degrees 37 minutes 00 seconds East, 353 09 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors";
- 2) South 60 degrees 12 minutes 00 seconds East, 400 19 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors",
- 3) South 60 degrees 06 minutes 00 seconds East, 539.44 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the Northeast corner of said Sladek (63.305 Acre) tract and being the Northeast corner of this tract;

THENCE with the east line of said Sladek (63 305 Acre) tract, the following four (4) courses

- 1) South 30 degrees 32 minutes 24 seconds West, 1726 99 feet to a 3/8 inch iron rod found;
- 2) North 67 degrees 02 minutes 46 seconds West, 63 80 feet to a 1/2 inch iron rod found;
- 3) South 30 degrees 19 minutes 48 seconds West, 283 43 feet to a 60 D nail found in a 24 inch elm tree,
- 4) South 30 degrees 10 minutes 05 seconds West, 540.98 feet to a 1/2 inch iron rod found at the Southeast corner of said Sladek (63.305 Acre) tract, and being a point in the north line of that certain (208 215 Acre) "Tract 2" conveyed to Art Collection, Inc. by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE with the north line of said Art Collection, Inc "Tract 2" and the south

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/7/02



Dana DeBeauvoir, County Clerk

By *Laura Peterson*

LAURA PETERSON

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Exhibit A (Continued)

line of said Sladek (63.305 Acre) tract, the following six (6) courses:

- 1) North 60 degrees 08 minutes 24 seconds West, 338.83 feet to a 1/2 inch iron pipe found,
- 2) North 29 degrees 03 minutes 13 seconds East at 484.24 feet pass a 60 D nail found and continuing on the same course 71.48 feet more, for a total of 535.72 feet, to a 1/2 inch iron rod found,
- 3) North 59 degrees 53 minutes 00 seconds West at 206.56 feet pass a 60 D nail found and continuing on the same course 283.52 feet more, for a total distance of 490.08 feet, to a 60 D nail found;
- 4) North 37 degrees 08 minutes 24 seconds West, 81.95 feet to a 1/2 inch iron pipe found;
- 5) North 15 degrees 37 minutes 34 seconds West, 313.54 feet to a 1 inch iron pipe found,
- 6) North 81 degrees 01 minute 07 seconds West, 37.23 feet to a 1 inch iron pipe found at the most westerly corner of said Sladek (63.305 Acre) tract, and being an angle point of said Art Collection, Inc "Tract 2", and being the most westerly corner of this tract,

THENCE with the west line of said Sladek (63.305 Acre) tract, the following two (2) courses:

- 1) North 31 degrees 22 minutes 25 seconds East, 285.44 feet to a 1/2 inch iron pipe found at the most northeasterly corner of said Art Collection, Inc. tract, and being the southeast corner of said Citation Securities tract,
- 2) North 30 degrees 12 minutes 31 seconds East, 1300.39 feet to the PLACE OF BEGINNING and CONTAINING 63.279 Acres of land

I, Dana DeBeauvoir, County Clerk, Travis County,
Texas, do hereby certify that this is a true and
correct copy as same appears of record in my office.
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

By Deputy

LAURA FERGUSON

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EXHIBIT "A" (part 2 of 2)

Metes and Bounds Description

75.39 Acres

**Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas**

BEING a tract containing 75.39 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas being all of a 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Deed Records of Travis County, Texas (D.R.T.C.T.), all of a called 1053 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 5604, Page 1808, D.R.T.C.T. and all of a called 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, Real Property Records of Travis County, Texas, (R.P.R.T.C.T.) Said 75.39 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the Texas State Plane Coordinate System, Central Zone;

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set at the southwest corner of the Jack Martin subdivision, as recorded in Volume 56, Page 28, Plat Records of Travis County, Texas (P.R.T.C.T.), being the northwest corner of said 9.03 acre tract, being on the northeasterly line of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, (R.P.R.T.C.T.) and being the most southerly northwest corner of the herein described tract;

THENCE, along the line common to said 9.03 acre tract and said Jack Martin subdivision, the following two (2) calls.

1. South 63°20'52" East, a distance of 208.75 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set at the southeast corner of said Jack Martin Subdivision, for an interior corner hereof;
2. North 27°40'06" East, at a distance of 203.70 pass a 1/2 inch iron rod found at the northeast corner of said Jack Martin subdivision, continuing for a total distance of 208.70 feet to a 1/4 inch iron rod with plastic cap stamped "Survcon Inc." set in the south line of Gregg Lane (50 foot wide) for the most northerly northwest corner of this tract;

THENCE, South 62°56'10" East, along said south line of Gregg Lane, a distance of 1028.97 feet, to a 1/4 inch iron pipe found for the northwest corner of a called 1.00 acre tract referred to in Volume 9831, Page 167, R.P.R.T.C.T. for the most northerly northeast corner of the herein described tract from said point a 1/4 inch iron pipe found for the northeast corner of said 1.00 acre tract bears, South 63°02'34" East, a distance of 104.81 feet;

THENCE, leaving said south line of Gregg Lane and along the easterly line of said 56.28 acre tract,



the following five (5) calls:

- 1 South 30°45'38" West, a distance of 418.89 feet to a 3/4 inch iron pipe found for the southwest corner of said 1.00 acre tract and being an inside corner hereof;
2. South 62°57'35" East, along a line of chain link fencing marking the south line of said 1.00 acre tract, a distance of 104.07 feet to a 3/4 inch iron pipe found for the southeast corner of said 1.00 acre tract being the most southerly northeast corner hereof, and being in the west line of a called 7 88 acre tract as recorded in Volume 5336, Page 1987, (D.R.T.C.T.);
3. South 30°55'54" West, a distance of 1166.85 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc " set for an angle point in the westerly line of a called 5 00 acre tract as recorded in Volume 9064, Page 270, R P R.T.C.T.;
- 4 South 31°23'00" West, a distance of 346.37 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point in the westerly line of a called 36.45 acre tract as recorded in Volume 9064, Page 276, R.P.R.T C T.;
5. South 30°29'09" West, a distance of 842.68 feet to a 1/2 inch iron pipe found for the southeast corner of said 56.28 acre tract being in the north line of a called 47.720 acre tract as recorded in Volume 12512, Page 2266, R.P.R T C.T., and being the southwest corner of said 36.45 acre tract from said point a 1 inch iron pipe found in the south line of said 36 45 acre tract, bears South 49°13'51" East, a distance of 150.67 feet;

THENCE, along the south line of said 56.28 acre tract, the following six (6) courses:

1. North 42°46'13" West, at a distance of 234.49 feet pass a 3/4 inch iron pipe found for the northwest corner of the said 47.720 acre tract, same being the northeast corner of a called 40.00 acre tract as recorded in Volume 2270, Page 378, R.P.R T.C.T. in all a total distance of 541.81 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;
2. North 42°15'21" West, a distance of 14.37 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;
3. North 13°49'09" West, a distance of 39.09 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;
4. North 72°46'14" West, a distance of 166.36 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;
- 5 North 61°36'12" West, a distance of 69.02 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

6. North 80°28'22" West, a distance of 125.23 feet to North 80°28'22" West, a distance of 125.23 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc " set for an angle point, from said point a 1/4 inch iron rod found in the west line of said 40.00 acre tract, and being in the east line of a called 208.215 acre tract as recorded in Volume 13270, Page 1369, R.P.R.T.C.T.;

THENCE, continuing along said south line of the 56.28 acre tract, the following three (3) courses.

1. North 34°49'45' East, a distance of 10.03 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;
2. North 54°45'51" West, a distance of 278.36 feet to a 1/2 inch iron rod found for an angle point;
3. North 57°40'38" West, a distance of 69.52 feet to a 1/2 inch iron rod found for the southeast corner of said 63.279 acre tract, being the southwest corner hereof;

THENCE, along the line common to said 63.279 acre tract, said 56.28 acre tract and said 9.03 acre, the following four (4) courses:

1. North 27°18'36" East, a distance of 541.08 feet to a 1/2 inch iron rod stamped "SURVCON, INC." set for an angle point;
2. North 27°25'03" East, a distance of 282.93 feet to a 1/2 inch iron rod found for an exterior corner hereof;
3. South 70°10'10" East, a distance of 63.74 feet to a 1/4 inch iron rod found for an interior corner of said 9.03 acre tract;
4. North 27°37'24" East, a distance of 1518.66 feet to the **POINT OF BEGINNING** and containing a computed area of 75.39 acres of land.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/7/02

SPECIAL WARRANTY DEED - Page 5



Dana DeBeauvoir, County Clerk

By, Deputy

LAURA FERGUSON

CLIENT\CLIENT\ANDERSON\SWD2 WPD - 6062 07

EXHIBIT A (part 1 of 4)
Tract One - AREA B
Metes and Bounds Description
295.66 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 295.66 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being all of the land described as Tract 2 and a portion of the land described as Tract 3 both in a deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said Tract One also being all of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, R.P.R.T.C.T., a portion of a called 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), a portion of a 36.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. and a portion of the land currently occupied by Yager Lane, a variable width right-of-way. Said 295.66 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with aluminum cap found at the southeast corner of said Tract 3 being in the northwest line of a called 54.40 acre tract recorded in a deed to J. Tim Brown in Volume 4533, Page 1981 of the Travis County Deed Records, (T.C.D.R.) and on the northerly right-of-way line of Farmer Lane;

THENCE, along the northerly line right-of-way line of Farmer Lane and the south line of said Tract 3, North 60°00'02" West, a distance of 677.26 feet to a 1/2-inch iron rod found;

THENCE, across said Tract 3 the following three (3) courses:

1. North 26°51'40" East, a distance of 340.07 feet to a 1/2-inch iron rod found;
2. North 27°50'43" West, a distance of 111.95 feet to an angle point;
3. North 53°02'46" West, a distance of 344.29 feet to an angle point for the beginning of a tangent curve to the right;

THENCE, continuing across said Tract 3 and across said Yager Lane, 180.73 feet along the arc of said curve to the right, having a Radius of 1,032.80 feet, a Delta Angle of 10°01'35" and a Chord Bearing and Distance of North 52°24'16" East, 180.50 feet to an angle point at the end of said curve and being on the northerly right-of-way line of said Yager Lane;

THENCE, along said northerly right-of-way line of Yager Lane, North 62°40'24" West, a distance of 550.80 feet to an angle point;

THENCE, leaving said northerly right-of-way line of Yager Lane, and across said Tract 3, the following eleven (11) courses:

1. South 65°37'37" West, a distance of 139.58 feet to an angle point;
2. South 12°30'31" West, a distance of 29.40 feet to an angle point;
3. South 21°18'30" West, a distance of 40.11 feet to an angle point;
4. South 25°08'53" West, a distance of 67.45 feet to an angle point;
5. South 35°23'36" West, a distance of 50.25 feet to an angle point;
6. South 51°34'10" West, a distance of 51.93 feet to an angle point;
7. South 57°09'39" West, a distance of 74.66 feet to an angle point;
8. South 65°46'01" West, a distance of 72.46 feet to an angle point;
9. South 68°09'00" West, a distance of 9.06 feet to an angle point;
10. South 65°45'43" West, a distance of 89.92 feet to an angle point;
11. South 53°34'32" West, a distance of 32.77 feet to an angle point and being on the northerly right-of-way line of said Palmer Lane;

THENCE, along said northerly right-of-way line of said Palmer Lane, North 60°00'02" West, a distance of 549.26 feet to an angle point;

THENCE, leaving said northerly right-of-way line of said Palmer and across said Tract 3, the following five (5) courses:

1. North 27°40'01" East, a distance of 258.80 feet to an angle point for the beginning of a tangent curve to the right;
2. 51.78 feet along the arc of said curve to the right, having a Radius of 165.48 feet, a Delta Angle of 17°55'39" and a Chord Bearing and Distance of North 34°55'05" East, 51.57 feet to an angle point at the end of said curve;
3. North 43°52'55" East, a distance of 20.63 feet to an angle point;
4. North 62°38'23" West, a distance of 224.31 feet to an angle point;
5. North 26°55'04" East, a distance of 394.34 feet to an angle point on the southerly right-of-way line of Yager Lane;

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THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, South 61°42'58" East, a distance of 282.74 feet to a 1/2-inch iron rod found;

THENCE, leaving said southerly right-of-way line of Yager Lane, South 82°16'51" East, a distance of 23.47 feet to an angle point being on said northerly right-of-way line of Yager Lane and the southerly line of a called 151.59 acre tract recorded in a deed to Texas Commerce Bank-Austin in Volume 11109, Page 579, R.P.R.T.C.T.;

THENCE, continuing along the northerly right-of-way line of said Yager Lane and the southerly line of said Texas Commerce Bank-Austin, South 62°32'58" East, a distance of 84.79 feet to a 5/8-inch iron rod found on the northwest line of said Tract 2 and being the southeast corner said 151.59 acre Texas Commerce Bank-Austin tract;

THENCE, with the southeast line of said Texas Commerce Bank-Austin tract and the northwest line of said Tract 2, North 26°39'00" East, a distance of 1,324.96 feet to a 3/4-inch iron pipe found;

THENCE, continuing with the southeast line of said Texas Commerce Bank-Austin tract and the northwest line of said Tract 2, North 29°47'18" East, a distance of 84.43 feet to a 3/4-inch iron pipe found for the northeast corner of said Texas Commerce Bank-Austin tract and the south corner of a called 211.373 acre tract recorded in a deed to Roy McNair in Volume 11814, Page 1317, R.P.R.T.C.T.;

THENCE, with the southeast line of said McNair tract and the northwest line of said Tract 2, North 27°01'00" East, a distance of 2,132.40 feet to a 60d nail found in the southerly line of The Thomson Subdivision #2, as recorded in Book 74 Page 10 of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE, with the northeast line of said Tract 2 and the southerly line of said Thomson subdivision, South 55°29'42" East, a distance of 410.95 feet to a 3/4-inch iron rod found for the south corner of said Thomson subdivision and the southwest corner of a called 4.435 acre tract recorded in a deed to Arthur J. Hopkins in Volume 8657, Page 837 R.P.R.T.C.T.;

THENCE, with the southwest line of said Hopkins tract and the southwest line of a called 9.01 acre tract recorded in a deed to Robert Kosler in Volume 9724, Page 581 R.P.R.T.C.T., South 55°48'24" East a distance of 432.68 feet to a 1-inch iron pipe found for an interior corner of a called 8.39 acre tract recorded in a deed to Reuben L. Gunn in Volume 3952, Page 467 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, with the southerly northwest line of said Gunn tract, South 35°25'54" West, a distance of 214.08 feet to a 1-inch iron pipe found for an interior corner of said Tract 2;

THENCE, with the southerly southwest line of said Gunn tract and the southwest line of a called 10 acre tract recorded in a deed to Citation Securities Corporation in Volume 12197, Page 60, R.P.R.T.C.T., South 58°40'24" East, a distance of 569.06 feet to a 3/4-inch iron pipe

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found for the south corner of said Citation Securities tract and being in the westerly line of said American Realty Trust Inc. tract;

THENCE, along the northwest line of said American Realty Trust Inc. tract, North 27°17'05" East, a distance of 1500.39 feet to an angle point being the most northern corner of said American Realty Trust Inc. tract and the southerly right-of-way line of Gregg Lane (width varies);

THENCE, along the northeast line of said American Realty Trust Inc. tract and the southerly right-of-way line of Gregg Lane, the following three (3) courses:

1. South 62°32'26" East, a distance of 353.09 feet to an angle point;
2. South 63°07'26" East, a distance of 400.19 feet to an angle point;
3. South 63°01'26" East, a distance of 539.44 feet to an angle point for the northeast corner of said American Realty Trust Inc. tract;

THENCE, along the line common to said American Realty Trust Inc. tract and said 9.03 acre Anderson Development Corporation tract, the following three (3) courses:

1. South 27°36'58" West, a distance of 1,726.99 feet an angle point;
2. North 69°58'12" West, a distance of 63.80 feet to an angle point;
3. South 27°26'15" West, a distance of 283.43 feet to an angle point;

THENCE, along the line common to said American Realty Trust Inc. tract and said 56.28 acre Anderson Development Corporation tract, South 27°16'32" West, a distance of 541.49 feet to a 1/4-inch iron rod found for the most southerly corner of said American Realty Trust Inc. tract and being on a northeasterly line of said Tract 2;

THENCE, along the line common to said 56.28 acre Anderson Development Corporation tract and said Tract 2, the following two (2) courses:

1. South 57°38'07" East, a distance of 69.56 feet to a 1/4-inch iron rod found;
2. South 55°45'51" East, a distance of 278.36 feet to a 1/4-inch iron rod found for the northwest corner of a called 40 acre tract recorded in a deed to Everett R. Ryden et ux in Volume 2270, Page 378 D.R.T.C.T. and being the most easterly corner of said Tract 2;

THENCE, with the northwest line of said Ryden tract and the southeast line of said Tract 2 the following six (6) courses:

1. South 36°46'29" West, a distance of 24.74 feet to an 3/8 iron rod found;

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2. South 36°34'18" West, a distance of 10.45 feet to a 80d nail found;
3. South 29°06'12" West, a distance of 165.87 feet to a ½-inch iron pipe found;
4. South 29°25'17" West, a distance of 1,124.11 feet to a ½-inch iron pipe found;
5. South 29°28'51" West, a distance of 554.94 feet to a ½-inch iron pipe found;
6. South 29°29'25" West, a distance of 707.52 feet to a ½-inch iron rod found for the southwest corner of said Ryden Tract, the southeast corner of said Tract 2 and in the northerly right-of-way line of Yager Lane;

THENCE, with the southerly line of said Tract 2 and the northerly right-of-way line of Yager Lane, North 61°09'51" West, a distance of 592.25 feet to a ½-inch iron rod found;

THENCE, across said Yager Lane, South 77°11'10" West, a distance of 79.88 feet to a 1-inch iron pipe found for the northwest corner of said 54.40 acre Brown tract;

THENCE, with the northwest line of said J. Tim Brown tract, and the southeast line of said Tract 3, South 27°46'33" West, a distance of 327.65 feet to the POINT OF BEGINNING and containing a computed area of 295.66 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

EXHIBIT A (part 2 of 4)
Tract Two Area B
Metes and Bounds Description
10.09 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 10.09 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being a portion of a 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), a portion of a 10.53 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 5604, Page 1808, T.C.D.R. and a portion of a 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. Said 10.09 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said American Realty Trust Inc. tract;

THENCE, along the line common to said American Realty Trust Inc. tract and said 9.03 acre tract, South 27°36'58" West, a distance of 328.22 feet to an angle point;

THENCE, leaving the line common to said American Realty Trust Inc. tract and said 9.03 acre tract, South 62°19'51" East, a distance of 41.61 feet to the **POINT OF BEGINNING**;

THENCE, over and across said 10.53 acre tract and said 9.03 acre tract, the following seven (7) calls:

1. 216.99 feet along the arc of said curve to the right, having a Radius of 75.00 feet, a Delta Angle of 165°46'06" and a Chord Bearing and Distance of North 79°44'23" East, 148.84 feet to an angle point at the end of said curve;
2. South 17°22'34" East, a distance of 812.30 feet to an angle point;
3. South 10°00'58" East, a distance of 559.42 feet to an angle point for the beginning of a tangent curve to the right;
4. 506.81 feet along the arc of said curve to the right, having a Radius of 162.46 feet, a Delta Angle of 178°43'43" and a Chord Bearing and Distance of South 78°40'39" West, 324.92 feet to an angle point at the end of said curve;
5. North 12°37'44" West, a distance of 548.17 feet to an angle point;
6. North 07°53'12" West, a distance of 28.94 feet to an angle point;

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7. North 03°08'40" West, a distance of 801.05 feet to an angle point being the **POINT OF BEGINNING** and containing a computed area 10.09 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

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EXHIBIT A (part 3 of 4)
 Tract Three AREA B
 Metes and Bounds Description
 16.03 Acres
 Mariquita Castro Survey Number 50, Abstract 160
 Travis County, Texas

BEING a tract containing 16.03 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being a portion of a called 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), and also a portion of a 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. Said 16.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found for the most southerly corner of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the southwesterly corner of said 56.28 acre Anderson Development Corporation tract and being on a northeasterly line of a called Tract 2 described in a deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.).

THENCE, along the line common to said American Realty Trust Inc. tract, said 56.28 acre Anderson Development Corporation tract and said 9.03 acre Anderson Development Corporation tract, the following two (2) courses:

1. North 27°16'32" East, a distance of 541.49 feet to an angle point;
2. North 27°26'15" East, a distance of 249.68 feet to an angle point;

THENCE, leaving line common to said American Realty Trust Inc. tract and said 9.03 acre Anderson Development Corporation tract and said 56.28 acre Anderson Development Corporation tract, South 46°28'20" East, a distance of 382.28 feet to an angle point being the beginning of a tangent curve to the right;

THENCE, across said 56.28 acre tract, the following ten (10) courses:

1. 216.81 feet along the arc of said curve to the right, having a Radius of 75.00 feet, a Delta Angle of 165°37'45" and a Chord Bearing and Distance of South 36°20'33" West, 148.82 feet to an angle point at the end of said curve;
2. North 60°50'47" West, a distance of 343.01 feet to an angle point;
3. South 27°32'10" West, a distance of 24.15 feet to an angle point being the beginning of a tangent curve to the right;

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4. 393.75 feet along the arc of said curve to the right, having a Radius of 162.49 feet, a Delta Angle of $138^{\circ}50'26''$ and a Chord Bearing and Distance of South $13^{\circ}29'48''$ West, 304.25 feet to an angle point at the end of said curve;
5. North $89^{\circ}10'27''$ East, a distance of 225.21 feet to an angle point being the beginning of a tangent curve to the right;
6. 180.63 feet along the arc of said curve to the right, having a Radius of 175.00 feet, a Delta Angle of $59^{\circ}08'16''$ and a Chord Bearing and Distance of South $75^{\circ}14'22''$ East, 172.71 feet to an angle point at the end of said curve;
7. South $47^{\circ}16'30''$ East, a distance of 527.01 feet to an angle point being the beginning of a tangent curve to the right;
8. 144.35 feet along the arc of said curve to the right, having a Radius of 210.93 feet, a Delta Angle of $39^{\circ}12'33''$ and a Chord Bearing and Distance of North $24^{\circ}47'21''$ East, 141.55 feet to an angle point at the end of said curve;
9. North $38^{\circ}50'22''$ East, a distance of 688.01 feet to an angle point;
10. South $76^{\circ}21'05''$ East, a distance of 169.66 feet to an angle point on the easterly line of said 56.28 acre tract and being on the westerly line of a called 5.00 acre tract, conveyed to John Bird et ux., recorded in Volume 9064, Page 270, D.R.T.C.T.;

THENCE, along the easterly line of said 56.28 acre tract, the following two (2) courses:

1. South $26^{\circ}43'01''$ West, a distance of 346.37 feet to an angle point;
2. South $26^{\circ}41'01''$ West, a distance of 842.68 feet to an angle point being the Southeast corner of said 56.28 acre tract and the Northeast corner of a called 40.00 acre tract conveyed to Everett R. Ryden et ux., recorded in Volume 2270, Page 378, D.R.T.C.T.;

THENCE, along the common line of said 56.28 acre tract and said 40.00 acre tract, the following six (6) courses:

1. North $48^{\circ}39'59''$ West, a distance of 341.81 feet to an angle point;
2. North $48^{\circ}08'59''$ West, a distance of 14.37 feet to an angle point;
3. North $19^{\circ}42'59''$ West, a distance of 39.09 feet to an angle point;
4. North $78^{\circ}39'59''$ West, a distance of 166.36 feet to an angle point;
5. North $67^{\circ}29'59''$ West, a distance of 69.02 feet to an angle point;

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6. North $85^{\circ}37'12''$ West, a distance of 125.24 feet to an angle point being the Northwest corner of said 40.00 acre tract and the most easterly corner of said Tract 2;

THENCE, along the line common to said 56.28 acre Anderson Development Corporation tract and said Tract 2, the following two (2) courses:

1. North $55^{\circ}45'51''$ West, a distance of 278.36 feet to a $\frac{1}{4}$ -inch iron rod found;
2. North $57^{\circ}38'07''$ West, a distance of 69.56 feet to the POINT OF BEGINNING and containing a computed area of 16.03 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

EXHIBIT A (part 4 of 4)
Tract Four AREA B
Meter and Bounds Description
10.94 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 10.94 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being a portion of the land described as Tract 3 in a deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 10.94 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found on the southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, from which a 1/2-inch iron rod found bears, North 61°42'58" West, a distance of 1960.76 feet;

THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, the following four (4) courses:

1. South 38°21'41" East, a distance of 24.29 feet to a 1/2-inch iron rod found;
2. South 21°40'48" East, a distance of 334.13 feet to a 1/2-inch iron rod found;
3. South 49°44'37" East, a distance of 22.57 feet to a 1/2-inch iron rod found;
4. South 62°57'21" East, a distance of 395.99 feet to a 1/2-inch iron rod found;

THENCE, leaving said southerly right-of-way line of Yager Lane, and across said Tract 3, the following eleven (11) courses:

1. South 65°37'37" West, a distance of 65.92 feet to an angle point;
2. South 12°30'31" West, a distance of 29.40 feet to an angle point;
3. South 21°18'30" West, a distance of 40.11 feet to an angle point;
4. South 25°08'33" West, a distance of 67.45 feet to an angle point;
5. South 35°23'36" West, a distance of 50.25 feet to an angle point;
6. South 51°34'10" West, a distance of 51.93 feet to an angle point;
7. South 57°09'39" West, a distance of 74.66 feet to an angle point;
8. South 65°46'01" West, a distance of 72.46 feet to an angle point;

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9. South 68°09'00" West, a distance of 9.06 feet to an angle point;
10. South 65°45'43" West, a distance of 89.92 feet to an angle point;
11. South 53°34'32" West, a distance of 32.77 feet to an angle point and being on the northerly right-of-way line of said Palmer Lane;

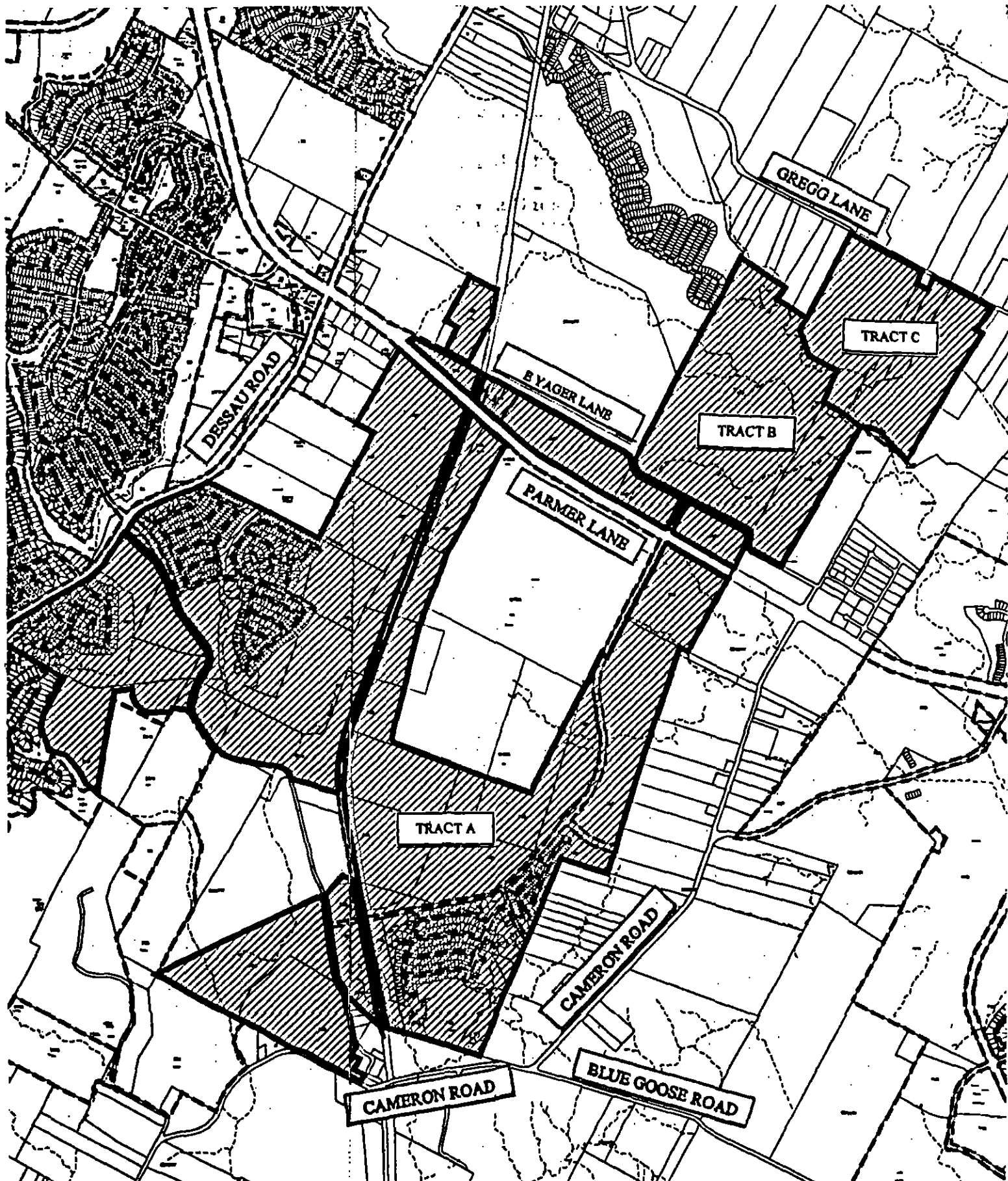
THENCE, along said northerly right-of-way line of said Palmer Lane, North 60°00'02" West, a distance of 549.26 feet to an angle point;

THENCE, leaving said northerly right-of-way line of said Palmer and across said Tract 3, the following five (5) courses:

1. North 27°40'01" East, a distance of 258.80 feet to an angle point for the beginning of a tangent curve to the right;
2. 51.78 feet along the arc of said curve to the right, having a Radius of 165.48 feet, a Delta Angle of 17°55'39" and a Chord Bearing and Distance of North 34°55'05" East, 51.57 feet to an angle point at the end of said curve;
3. North 43°52'55" East, a distance of 20.63 feet to an angle point;
4. North 62°38'23" West, a distance of 224.31 feet to an angle point;
5. North 26°55'04" East, a distance of 394.34 feet to an angle point on the southerly right-of-way line of Yager Lane;

THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, South 61°42'58" East, a distance of 282.74 feet to the POINT OF BEGINNING and containing a computed area of 10.94 acres of land.

This meter and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: T. BOLT



EXHIBIT A - ZONING MAP PLANNED UNIT DEVELOPMENT

CASE #: C814-96-0003

ADDRESS: PIONEER CROSSING PUD

SUBJECT AREA (acres): N/A

DATE: 05-05

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER

'P29-32 N29

32

374

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Amended 10/11/04
See Exhibit D-1

TYPICAL NOTATION

[illegible]

LAND USE SUMMARY:

100-443887-100

FDIA, ACCEPTANCE

Part A	516.43 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	119.36 acres
Part F	<u>138.68 acres</u>
Total	1549.23 acres

PART LOCATIONS KEY MAP



PROPERTY MAP



Amended 10/11/04
See Exhibit C-1 and C-2

STATE DEVELOPMENT CRITERIA AND LAND USE

[illegible]

LAND USE PLAN
REVISION DATE: 10/17/04



[illegible]

LAND USE PLAN 15222-20

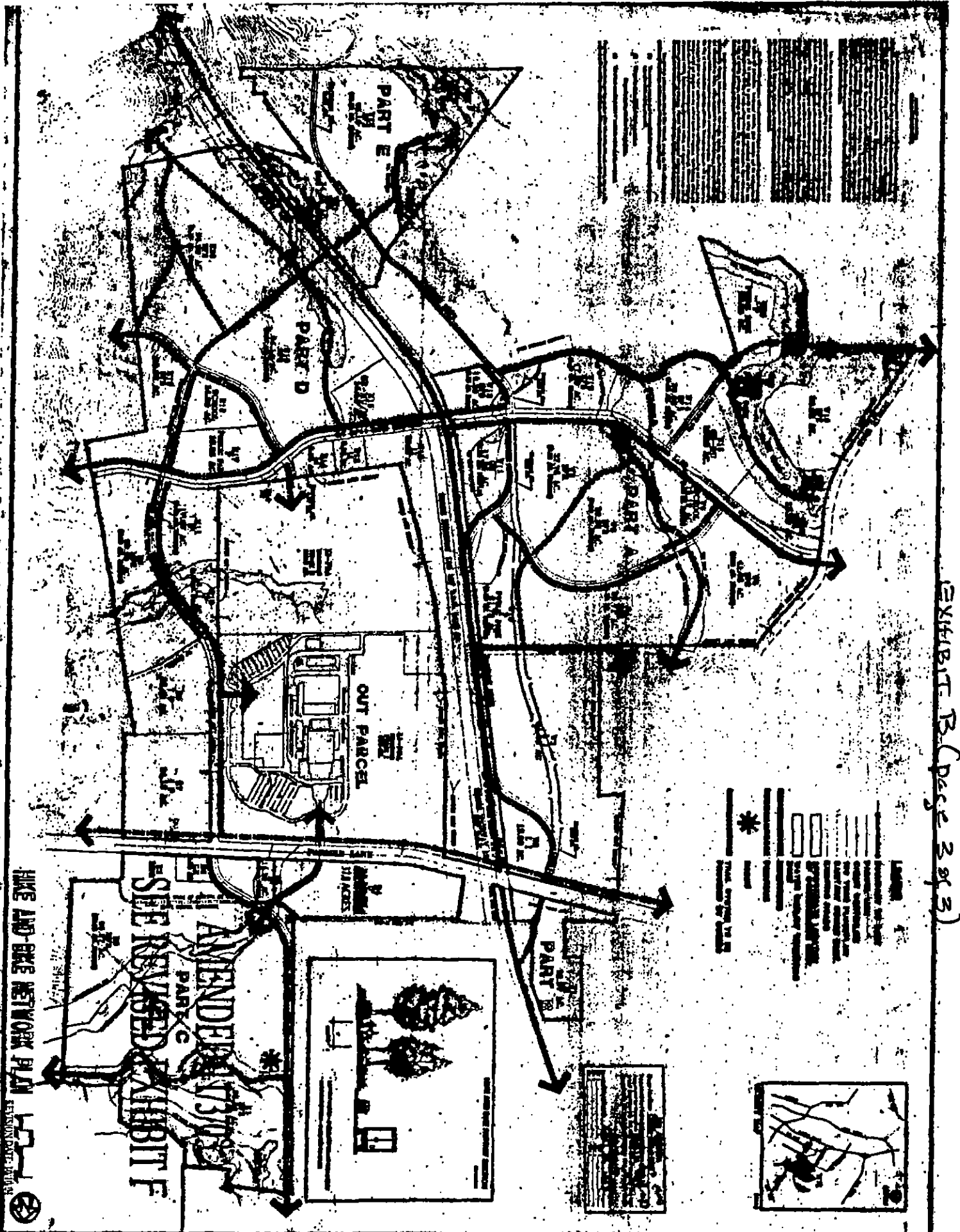




PLATE ISOLATION (C)	16.90 AC
COMMERCIAL/RETAL (C) (A/C)	8.85 AC
COMMERCIAL/RETAL (C)	1.6 AC
COMMERCIAL/RETAL (C)	1.94 AC
CLINICAL/RETAL (C) (A/C)	7.31 AC
CLINICAL/RETAL (C) (A/C)	15.95 AC
PLATE ISOLATION (A/C)	7.65 AC
TOTAL	74.06 AC

PLANT INCUBATOR (C2)	41.31 AC
CONCRETE/BRICK (C3A)	3.59 AC
CONCRETE/BRICK (C3B)	1.04 AC
WOOD/BRICK INCUBATOR (C3C)	90.37 AC
PLANT PANE	2.41 AC
TOTAL ANNEX	138.69 AC



**Pioneer Crossing
Exhibit C-1
Site Development Criteria
Land Use Summary
for PUD Areas B and C
10/11/04**

Parcel	Land Use	Total Gross Acres	Floodplain (Acres)	Maximum Units/Acre of F.A.R. for TIA	# of Units/Square Footage for TIA
Residential:					
RA-3	Mixed Development Residential (a)	6.36	0.17	12	76.3
RA-4 see notes	Mixed Development Residential (a)	9.39	0	12	112.7
RA-5 see notes	Mixed Development Residential (b)	33.02	8.00	18	594.4
RA-9	Mixed Development Residential (b)	29.26	1.52	18	526.7
RA-10	Mixed Development Residential (b)	22.28	6.08	18	400.7
RA-11	Mixed Development Residential (a)	6.65	3.10	12	79.8
RA-12	Mixed Development Residential (b)	15.49	0.00	18	278.8
RA-14 see notes	Mixed Development Residential (b)	29.43	4.85	18	529.7
RA-15 see notes	Mixed Development Residential (b)	44.09	1.59	18	793.6
Subtotal		195.95	25.31		3,392.7
Non-Residential:					
RA-1	CR Golf Public	149.9	n/a	0.05	326,482.20 sq. ft.
RA-2	GR/ Comm/Retail	5.5	1.09	0.39	93,436.20 sq. ft.
RA-6	GRCS-1 Comm/Retail	7.31	0	0.3	95,527.08 sq. ft.
RA-7	P Public Park	7.85	2.76	12	n/a
RA-8	CS - Comm/Retail	3.16	0	0.3	41,294.88 sq. ft.
RA-13	GR Comm/Retail	3.55	0	0.3	46,391.40 sq. ft.
RA-16	GR Comm/Retail	1.04	0	0.3	13,590.72 sq. ft.
Subtotal		176.11	3.85		
TOTAL		374.06	29.16		

NOTES

1. Mixed Development Residential (a) is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, SF-5 and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.
2. Mixed Development Residential (b) is defined as a single designation for higher density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, and MF-2 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 18 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.
3. Site regulations applicable to Corner Store, Neighborhood Mixed-Use Building, Urban Home, Cottage, and Secondary Apartment special uses in accordance with Exhibit E.
4. See Exhibit C-2 for other specific site development regulations applicable to Mixed Development Residential (a) & (b).

ADDITIONAL SITE DEVELOPMENT REGULATIONS APPLICABLE
TO MIXED DEVELOPMENT RESIDENTIAL (a) and (b)
FOR PUD AREAS B & C

SF-2 through SF-6 will apply to Parcels RA-3, RA-4 and RA-11 MOR(a). SF-3 through SF-6, MOR(b) will apply to Parcels RA-5, RA-6, RA-10, RA-12, RA-14 and RA-15.

	Single Family Residential Standard Lot (SF-2)	Family Residence (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhouse (SF-5)	Urban Family Residential Condominium (SF-6)	Multi Family Residential Limited Density (MF-1)	Multi Family Residential Low Density (MF-2)
MINIMUM LOT SIZE (square feet)	5750	5750	3600	**2)	3600	3600	8000	(8000)
MINIMUM CORNER LOT AREA (square feet)			4500	**2)	-	-	-	-
MINIMUM LOT WIDTH	50	50	40	**2)	50	50	50	50
MINIMUM CORNER LOT WIDTH			50	**2)	50	-	-	-
MAXIMUM DWELLING UNITS PER LOT	1	2	1	**2)	-	-	***6)	***4)
MAXIMUM HEIGHT	35	35	35	**2)	35	35	40	40 or 3-stories
MINIMUM SETBACKS								
FRONT YARD	****5) 25	**5) 25	*(1) 25	**2)	10	10	25	25
STREET SIDE YARD	15	15	10	**2)	10	10	15	15
INTERIOR SIDE YARD	5	5	*(1)	10	5	5	5	5
REAR YARD	5	5	*(1)	**2)	0	0	10	10
MAXIMUM BUILDING COVERAGE	40%	45%	55%	40%	40%	40%	45%	50%
MAXIMUM IMPERVIOUS COVER	45%	45%	65%	60%	55%	55%	55%	60%

*(1) See Section 25-2-557 (Single-Family Residence Small Lot District Regulations), SF-4A

**2) See Section 25-2-538 (Single-Family Residence Condominium Site District Regulations), SF-4B

***4) See Section 25-2-559 (Urban Family Residence District or Townhouse and Condominium Residence District Retirement Housing Use).

****5) See Section 25-2-561 (Multi-Family Residence Low Density District Regulations).

*****6) See PUD ordinance for exception to 25-foot set back.

*****6) See Section 25-2-560 (Multi-Family Residence Limited Density)

**Exhibit D-1
Revised Permitted Uses Table
For PUD Areas B & C**

The entirety of the Pioneer Crossing "PUD" Land Use Plan has been divided into Parcels, which are identified with a letter and a number, for example Parcel W16, or Parcel RA-2. RA is an abbreviation for Revised Area. Several of the Parcels are further identified on the Land Use Map using a familiar City of Austin zoning designation. In each case, the permitted uses in the base zoning district as set out in Chapter 25-2 of the Austin City Code, as it existed on the date of this document, are intended to be the permitted uses for that Parcel within the Pioneer Crossing PUD Land Use Plan, with certain additions or exclusions as detailed below. For those Parcels designated with Mixed Development Residential (MDR) as the base district, the permitted uses are presented below. The Mixed Development Residential (MDR) base district allows flexibility in the layout and design of residential units and lot width criteria similar to the City's SF-2 through SF-6 for MDR (a) low to moderate, and SF-3 through MF-2 for MDR (b) high.

Parcel No.	Base District	Additional Permitted Uses	Excluded Uses
RESIDENTIAL			
RA-1	CR	None	None
RA-2	GR	Postal Facility, Plant Nursery	None
RA-3	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot ^{***} , Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot ^{***} Secondary Apartment ^{***} , Small Lot Single Family Residential Group Home Class I & II, Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) must be reserved for uses other than detached SF residential.	N/A
RA-4	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot ^{*} , Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot ^{***} Secondary Apartment ^{***} , Small Lot Single Family Residential Group Home Class I & II, Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) must be reserved for uses other than detached SF residential.	N/A
*RA-5	MDR (b) high	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I & II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-6	GR with C8-1 Footprint	None	Vehicle Storage, Scrap and Salvage Resource Extraction, Kennels, Agriculture Sales and Services, Adult Oriented Business, Automotive Sales, Automotive Repair, Automotive Rental, Automotive Washer, off site accessory parking.
RA-7	P	None	Any non-parks and recreation use.
RA-8	CS	None	None
*RA-9	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-10	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-11	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot ^{***} , Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot ^{***} Secondary Apartment ^{***} , Small Lot Single Family Residential Group Home Class I & II, Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) is reserved for uses other than detached SF residential.	N/A
RA-12	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-13	GR	None	None
*RA-14	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA for MDR(a) is reserved for uses other than detached SF residential.	
*RA-15	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA for MDR(a) is reserved for uses other than detached SF residential.	
NON-RESIDENTIAL			
RA 6, 9, 14 and 15	MDR (b) / LR	Corner Store ^{***} , Neighborhood Mixed Use Building ^{***} , all LR uses (not to exceed 10% of net site area) are permitted, except as indicated under Excluded Uses.	Service Stations, Off-Site Accessory parking, Drive-In Services, Drive Through Services as an accessory use
** RA-4	MDR (a) / LR	Corner Store ^{***} , Neighborhood Mixed Use Building ^{***} , all LR uses (not to exceed 20% of net site area) are permitted, except as indicated under Excluded Uses.	Service Stations, Off-Site Accessory parking, Drive-In Services, Drive Through Services as an accessory use

The Development may allow for up to 10% of Non-Residential uses on these MDR parcels within this PUD
 * The Development may allow for up to 20% of Non-Residential uses on these MDR parcels within this PUD
 ** Cottage, Corner Store, Secondary Apartment, Neighborhood Mixed Use Building, and Urban Home are special uses permitted on Parcels RA 4, 5, 9, 14 and 15 in accordance with Exhibit "E"

EXHIBIT E

SPECIAL PERMITTED USES FOR PUD AREAS B AND C

"Cottage Lot", "Corner Store", "Neighborhood Mixed Use Building", "Secondary Apartment" and "Urban Lot" are special uses permitted, at the option of the developer, on certain Parcels in the Pioneer Crossing PUD under specific site development regulations.

The non-residential special uses, specifically the Corner Store and Neighborhood Mixed Use Building special uses, are limited to Parcels RA-4, RA-5, RA-9, RA-10, RA-14, and RA-15. Up to ten percent (10%) of the net site area of each of Parcels RA-5, RA-9, RA-10, RA-14, and RA-15 may be developed with Corner Store and/or Neighborhood Mixed Use Building uses. Up to twenty percent (20%) of the net site area of Parcel RA-4 may be developed with Corner Store and/or Neighborhood Mixed Use Building uses.

The residential special uses, specifically the Cottage Lot, Secondary Apartment, and Urban Lot uses, shall be permitted on those Parcels specified in Exhibit D to the Ordinance.

The definitions and site development regulations applicable to the Optional Special Uses are as set out below.

- 1. "Cottage Lot" special use is the use of a site of limited size for a single family residential dwellings on lots of at least 2500 square feet in size. (25-2-1403 [B] [3])**

A Cottage Lot special use development may not exceed two acres in size. For a Cottage Lot special use development of more than eight lots, 250 square feet of community open space is required for each lot. (25-2-1443)

For a Cottage Lot special use:

- (1) the minimum lot width is 30 feet;**
- (2) the maximum height of a structure is 35 feet;**
- (3) the minimum front yard setback is 15 feet;**
- (4) the minimum street side yard setback is 10 feet;**
- (5) the minimum interior side yard setback is 5 feet**
- (6) the minimum rear yard setback is 5 feet;**
- (7) the maximum building coverage is 55 percent; and**
- (8) the maximum impervious coverage is 65%. (25-2-1444 [A])**

The minimum lot area for a Cottage Lot special use is:

- (1) 2,500 square feet; or**
- (2) 3,500 square feet for a lot that is located in an SF-3 district; and**
 - (a) is a corner lot; or**
 - (b) adjoins a lot that is:**
 - (i) zoned SF-3;**
 - (ii) has a lot area of at least 5,750 square feet; and**
- (3) is developed as a single-family residence. (25-2-1444 [B])**

For a Cottage Lot special use with a front driveway, a garage, if any, must be located at least 20 feet behind the building facade. (25-2-1444 [C])

For a Cottage Lot special use, other than a driveway, parking is not permitted in a front yard. (25-2-1444 [D]).

For a Cottage Lot special use, the main entrance of the principal structure must face the front lot line. (25-2-1444 [E])

For a Cottage Lot special use a covered front porch is required. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the front facade. (25-2-1444 [F])

For a Cottage Lot special use 200 square feet of private open space is required for each dwelling. (25-2-1444-[G]).

2. "Corner Store" special use is the use of a site to provide good or services to local residents.

A Corner Store special use is limited to the following commercial uses: (1) consumer convenience services; (2) consumer repair services; (3) food sales; (4) general retail sales (convenience); (5) personal services; (6) restaurant (general); and (7) restaurant (limited). (25-2-1483 [A])

A Corner Store special use must be located at a street intersection and may not be located within 600 feet of another Corner Store. (25-2-1484)

A Corner Store is subject to the following site development regulations:

- (A) For a Corner Store special use:**
 - (1) the minimum lot area is 5,750 square feet;**
 - (2) the minimum lot width is 50 feet;**

- (3) the maximum building height is 50 feet;
- (4) minimum front yard setback is 5 feet;
- (5) the maximum front yard setback is 15 feet;
- (6) the minimum street yard side setback is 10 feet;
- (7) the minimum interior side yard setback is 5 feet;
- (8) the minimum rear yard setback is 10 feet;
- (9) the maximum building coverage is the lesser of 55 percent or 3,000 sq. feet;
and
- (10) the maximum impervious coverage is 65%.

(B) A Corner Store may not include a drive through facility.

(C) A Corner Store may not be open to the public between the hours of 11 pm and 6 am.

(D) Exterior lighting:

- (1) must be hooded or shielded so that the light source is not directly visible across the source property line; and
- (2) may not exceed 0.4 foot candles across the source property line.

(E) A building facade:

- (1) may not extend horizontally in an unbroken line for more than 30 feet;
- (2) must include windows, balconies, porches, stoops, or similar architectural features;
- (3) must have awnings along at least 50 percent of the length of the ground floor facade; and
- (4) at least 50 percent of the wall area of the ground floor facade must consist of doors or clear or lightly tinted windows.

(F) A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians. (25-2-1485)

3. **"Neighborhood Mixed Use Building"** is the use of a building for both commercial and residential uses". (25-2-1403 [B] [4])

(A) Neighborhood Mixed Use Building use is permitted in MDR (a) zoning base districts;

(B) A Neighborhood Mixed Use building use may contain dwelling units:

- (1) above the ground floor; and
 - (2) in not more than 50 percent of the gross floor area of the ground floor.
- (25-2-1503)

(C) The Neighborhood Mixed Use Building use is subject to the following regulations:

- (1) the maximum site area is one acre;
- (2) the minimum lot size is 5.750 square feet;

- (3) the minimum lot width is 50 feet;
 - (4) the minimum street side yard setback is 10 feet;
 - (5) the minimum front yard setback is 5 feet; and
 - (6) the maximum front yard setback is 10 feet. (25-2-1504 [A]).
- (D) For a Neighborhood Mixed Use Building use adjacent to a roadway with not more than two lanes, the building height may not exceed 40 feet. (25-2-1504 [B]).
- (E) The building facade of a Neighborhood Mixed Use Building use :
- (1) may not extend horizontally in an unbroken line for more than 30 feet;
 - (2) must include windows, balconies, porches, stoops, or other similar architectural features;
 - (3) must have awnings along at least 50 percent of the length of the ground floor facade; and
 - (4) at least 50 percent of the wall area of the ground floor facade must consist of doors or clear or lightly tinted windows. (25-2-1504 [C])
- (F) The Neighborhood Mixed Use Building use is subject to the following parking requirements:
- (1) For the commercial portion of the Neighborhood Mixed Use Building use, one vehicle parking space for each 500 square feet of gross floor area is required;
 - (2) For the residential portion of a Neighborhood Mixed Use Building use, parking requirements of Chapter 25-6, Appendix A, Schedule A of the Austin City Code applies;
 - (3) Parking in front of a Neighborhood Mixed Use Building use, other than on a street, is prohibited; and
 - (4) At least 50 percent of the parking must be located to the rear of the building. (25-2-1504 [D])
- (F) Exterior lighting for a Neighborhood Mixed Use Building use must be shielded so that the light source is not directly visible across the source property line and may not exceed 0.4 candles across the source property line. (25-2-1504 [E])
- (G) A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians. (25-2-1504 [F])
4. "Secondary Apartment " is the use of a developed single family residential lot for a second dwelling. (25-2-1403 [B] [6])

- (A) Secondary Apartment use is permitted in MDR (a) zoning base districts.
- (B) A Secondary Apartment is not permitted in combination with a Cottage Lot or Urban Lot use; (25-2-1463 [A])
- (C) A Secondary Apartment must be located in a structure other than the principal structure. The apartment may be connected to the principal structure by a covered walkway; (25-2-1463 [B])
- (D) A Secondary Apartment must be located at least 15 to the rear of the principal structure or above a garage; (25-2-1463 [C])
- (E) A Secondary Apartment may not exceed 850 square feet of gross floor area; (25-2-1463 [D])
- (F) The entrance to a Secondary Apartment must be on the side of the structure that is the greatest distance from the corresponding side lot line. (25-2-1463 [E])
- (G) One parking space is required in addition to the parking otherwise required for the principal use. (25-2-1463 [F])

5. "Urban Lot" use is the use of a site for a single family residential dwelling on a lot of at least 3,500 square feet in size. (25-2-1403 [B])[7]).

- (A) Urban Lot is permitted in MDR (a) zoning base districts.
- (B) For an Urban Lot use development of more than eight lots, 250 square feet of community open is required; (25-2-1423)
- (C) The minimum lot size is 3,500 square feet;
- (D) The minimum lot width is 40 feet;
- (E) The maximum height of a structure is 35 feet;
- (F) The minimum street side yard setback is 10 feet;
- (G) The minimum interior side yard setback is 5 feet;
- (H) The minimum rear yard setback is 5 feet;
- (I) The maximum building coverage is 55%; and
- (J) The maximum impervious coverage is 65%. (25-2-1424[A])
- (K) Except as otherwise provided herein, the minimum front yard setback is 20 feet:
 - (1) If Urban Lot uses are proposed for the entire length of a block face, the minimum front yard setback is 15 feet;
 - (2) For an Urban Lot use that adjoins a legally developed lot with a front yard setback of less than 25 feet, the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots. (25-2-1424 [B]).
- (L) For an Urban Lot use with a front driveway:
 - (1) The garage, if any, must be at least five feet behind the front facade of the principal structure; and
 - (2) For a garage within 200 feet of the front facade, the width of the garage may not exceed 50 percent of the width of the front facade; (25-2-1424

[C)].

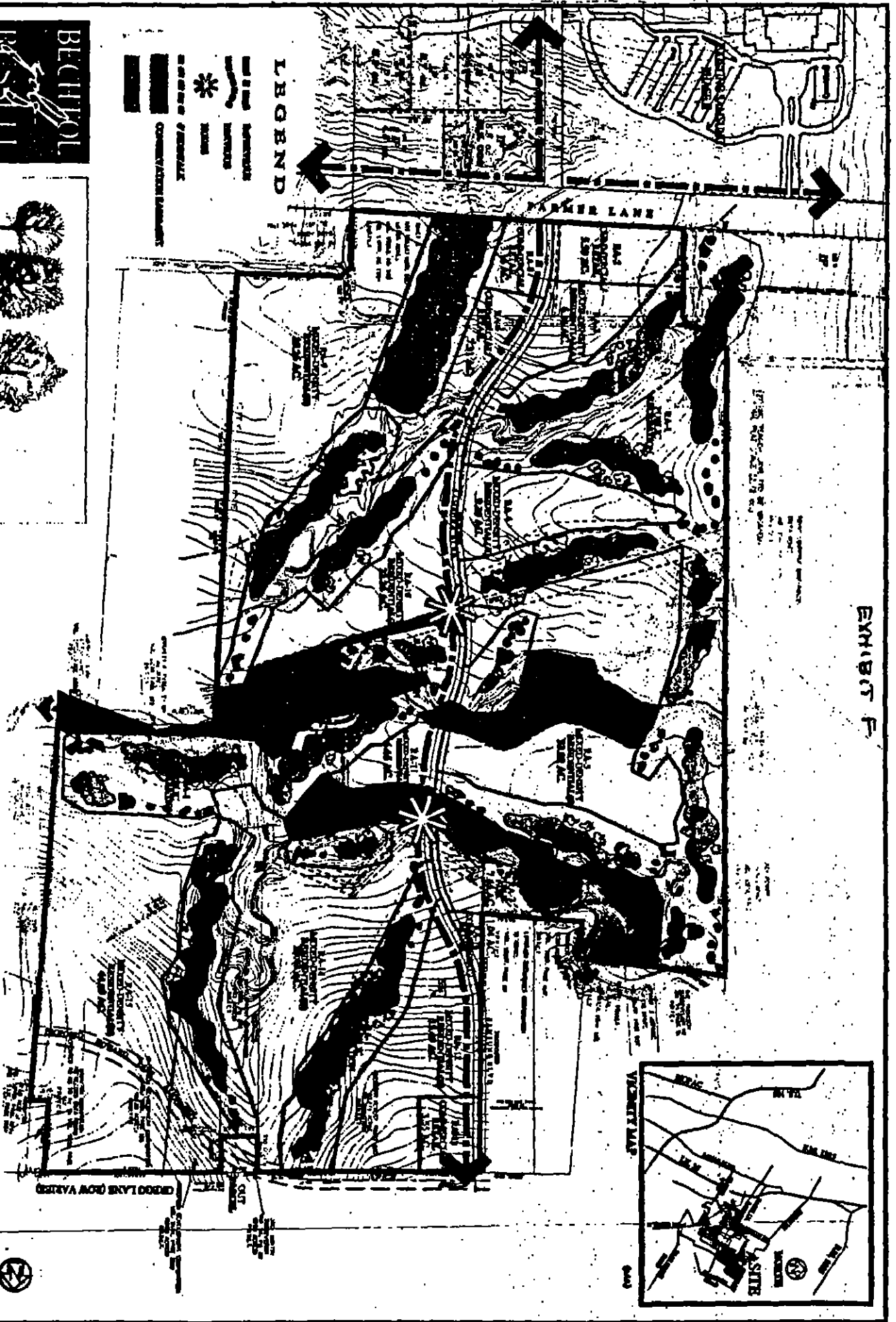
(M) Other than in a driveway, parking is not permitted in a front yard;

(N) The main entrance of an Urban Lot use must face the front lot line; (25-2-1424 [E])

(O) A covered front porch is required for an Urban Lot use. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the building facade; (25-2-1424 [F])

(P) Two hundred square feet of private open space is required for each dwelling. (25-2-1424 [G])

EXHIBIT F



PIONEER CROSSING
AMENDED PLANNED UNIT DEVELOPMENT
 SITE AND ROAD NETWORK PLAN

